

MEETING MINUTES, PLANNING COMMISSION, NOVEMBER 12, 2007

Present: Phil Tinkle, Bruce Armstrong, Tom McClain, Bettina Settles, Carmen Madsen, Tom Bridges, Jerry Ott, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Phil Tinkle, Vice-President.

PREVIOUS MINUTES

October 8th – Bridges moved to approve the minutes as mailed, seconded by Settles. Vote for **approval** was unanimous, 7-0. **Motion carried.**

NEW BUSINESS

Docket PC2007-061 – Re-zoning Petition – Greenwood Partners, LLC – request for rezoning from I-1 Industrial to C-2 Commercial for 42.3 acres located west of Graham Rd., adjacent to I-65, and just south of County Line Rd. – Greenwood Partners, LLC, applicant & owner; Van Valer Law Firm, representing.

Joe Van Valer, Attorney; Al & Scott Langdon, Greenwood Partners, LLC; came forward and were sworn.

The subject property is located immediately south of the Cabela's project. The property is currently zoned I-1 Industrial and the rezoning request is for rezoning to C-2 Commercial.

1. **Criteria:** This request complies with the Comprehensive Plan in the following way(s)
Answer: The City of Greenwood Comprehensive Plan (CP) suggests that commercial land use should be: confined to . . . and the I-65 corridor. The confinement of commercialism to these established areas provides focus and eliminates further sprawl and "leapfrog" development . . . The I-65 corridor, because of its visibility, accessibility, and large tracts of undeveloped land, is an ideal area within which commercial activities can be an integral part of well planned major mixed use projects of the highest standards to serve the local community, the region, and travelers. The subject RE is located within the designated area, is adjacent to I-65, and thereby complying with the spirit and intent of the CP.
2. **Criteria:** This request complies with the Current conditions and the character of current structures and uses in each district in the following ways: **Answer:** The subject real estate is located immediately adjacent to I-65. The real estate is also adjacent to a district that is planned for primarily retail use along the west side of Graham Road, immediately south of County Line Rd.
3. **Criteria:** The request is for the most desirable use for which the land in this district is adapted **Answer:** Given the subject property's geographic location, being adjacent to an interstate and primary roadway; coupled with the planned development of the immediately adjacent parcel to the north, the most desirable use for the property is a retail establishment. The adjacent properties in the immediate vicinity are planned to steadily become more heavily used for retail use and a coordinated plan between the uses is the most desirable use for the RE.
4. **Criteria:** The request will not negatively affect the property values throughout the Jurisdiction because **Answer:** There has not been any indication that the proposed retail use in this area will produce an adverse affect on the adjacent area. In fact, the property values in the area are steadily increasing as a result of the recent developments. The Petitioner proposes to utilize he subject E in a similar manner as those zoning districts and uses which border the subject RE to the north.

5. **Criteria:** This request is considered responsible development and growth because
 Answer: The proposed development of the RE is consistent with the CP. When a
 proposed use falls within the recommendations of the Comprehensive Plan, it is generally
 considered responsible. Furthermore, this petition can be considered responsible growth and
 development due to the coordinated development efforts of the petitioner to offer traffic
 alternatives for the vicinity.

All notices were in order.

Statutory criteria was read into the record by the City Attorney.

Settles moved that the petition for a Zone Map Change for the rezoning of approximately 42.3 acres of land known as the Greenwood Partners, LLC Property generally located approximately one-half mile south of County Line Road, west of Graham Road, east of I-65, within the City of Greenwood, Johnson County, Indiana, from I-1 – Industrial – Light use to C-2 Commercial – Tourist use, as set forth therein, receive a **favorable** recommendation from this Commission to the Greenwood Common Council and that the same be certified to the Greenwood Common Council in the form presented, seconded by Bridges. Vote for **approval** was 6 for, 1 against (Armstrong). **Motion carried.**

Docket PC2007-059 – Text Amendment – Comprehensive Plan – Request for approval of new Comprehensive Plan for the City of Greenwood – Greenwood Advisory Plan Commission, applicant.

Tom West and Brooke Moore, HNTB, came forward. They gave presentation outlining what is a comprehensive plan and what the vision statement of the Greenwood Comprehensive Plan is.

Committee chairpersons were then invited to come forward and give a report regarding their committees efforts toward the finalization of the new comprehensive plan.

Land Use Committee – Phil Tinkle gave report
Transportation Committee– David Payne gave report
Old Town Committee – Mike Campbell gave report
Urban Design Committee – Bettina Settles gave report

Planning Director Ed Ferguson then gave a summary of comprehensive plan updates. Ferguson explained that the Parks Master Plan and Airport Master Plan are also part of the total comprehensive plan. Other documents such as the TIF Districts, Annexation Policies, and Traffic Impact Study are not included. The TIF Districts are independent and will remain in full force and effect.

Brooke Moore distributed an HNTB memo regarding some updates/additions that need to be made to the final draft. It was noted that at the bottom of the page the reference to “Columbus Municipal Airport” should be changed to read “Greenwood Municipal Airport”.

The public hearing was then opened. No one came forward. Public hearing was closed.

Settles moved to recommend that the Common Council adopt and approve the comprehensive plan entitled “City of Greenwood Comprehensive Plan 2007-2027” as presented, and that said recommendation be certified to the Common Council in the Resolution form presented, including amendments proposed by HNTB memo, with the amendment to change “Columbus” to “Greenwood” airport, seconded by Madsen. Vote for **approval** was unanimous, 6-0. **Motion carried.**

Note: Tom Bridges left the meeting at 8:00 p.m. Therefore, only 6 members were left for voting purposes.

ANNOUNCEMENTS/REPORTS

Training Session is scheduled for the next meeting. Mr. Ferguson stated that he did not have any items that needed to be discussed. He had previously thought that the Training Session might need to be used to make further updates to the comprehensive plan. Since that is not the case it was Commission consensus that the Training Session should be cancelled. There will be no meeting November 26th.

Settles moved to adjourn, seconded by McClain. Meeting was adjourned at 8:20 p.m.

JANICE NIX
Recording Secretary

PHIL TINKLE
Vice-President